Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-1510

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15th day of April, 2021

Notary Public

Commission Expires: 5/9/23

Address of New Owner	Send Tax Bills To:	Map & Parcel
Leslee Hughes 608 Centerpoint Lane Nashville, TN 37209	Leslee Hughes	091-15-0E-008-00

Karen Johnson Davidson County
Batch# 616264 DEEDWARR
04/16/2021 10:15:40 AM 2 pgs
Fees: $13.00 Taxes: $1,794.50

20210416-0050986

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Sarah T. Henry F/K/A Sarah T. Seger, an unmarried woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Leslee Hughes, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 8 on the Plan of Richland Station as shown on Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20140213-0012916, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Sarah T. Seger, an unmarried woman by Warranty Deed from Richland Station, LLC of record in Instrument No. 20151204-0122485 Register's Office for Davidson County, Tennessee, dated December 02, 2015 and recorded on December 04, 2015.

This property has never been a primary residence of the grantor.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 608 Centerpoint Lane, Nashville, TN 37209

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 15th day of April, 2021.

Sarah T. Henry

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF ~~WILLIAMSON~~ Fluvanna

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Sarah T. Henry** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 15th day of April, 2021.

JOHN HENRY FLICK III
NOTARY PUBLIC
REGISTRATION # 7849336
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
APRIL 30, 2023

Notary Public
My Commission Expires: 30APR23

(Notary Seal)